

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, April 15, 2004, 1:00 p.m., Conference Room 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Jerry Berggren, Bruce Helwig, Jim McKee and Bob Ripley; (Tim Francis, Carol Walker and Terry Young absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the special meeting held April 1, 2004. Motion for approval made by McKee, seconded by Berggren. Motion for approval carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

**APPLICATION BY DARRELL IHDE FOR A PRESERVATION CERTIFICATE FOR WORK (DEMOLITION AND REPLACEMENT BUILDING) AT 443 LEIGHTON AVENUE IN THE C.F. CREIGHTON LANDMARK**

**PUBLIC HEARING:** April 15, 2004

Members present: Berggren, Helwig, McKee and Ripley; Francis, Walker and Young absent.

Ed Zimmer explained that the normal process for demolitions is hearing the first month with administrative action the next month.

Darrell Ihde explained that he purchased the house a few years ago. In the process of an inspection, it was determined that the house was badly infested with termites. He presented photographs of the damage to the house. The support beams have been consumed by termite damage. The rest of the house has extensive damage as well. He is proposing a new house be built on the property. He presented a drawing of the proposed property. There are a lot of multi-family slip-ins in the neighborhood. This property would be a duplex. They want to make this as accessible as possible for someone with a handicap. He has restored and remodeled properties in Lincoln. He does not advocate tearing down houses, but he believes this house is beyond repair.

Helwig wondered if a cost estimate was received for rebuilding the termite damage. Mr. Ihde has not received a formal estimate but would guess at least ½ the cost of a new home. The damage is more than he anticipated.

Berggren wondered if the city building inspectors have inspected the property yet. Mr. Ihde replied that the city has not inspected this yet. His first step was to get approval from the Historic Preservation Commission.

Larry Zink appeared. He is on the board of the neighborhood organization. The board of the University Place Community Organization passed a Resolution urging denial of the demolition of the property. He agrees that the property has been neglected for a while. He was sorry to see the trees removed. The neighborhood is not closed to the possibility of exploring new development, but their first preference would be to see the house rehabilitated.

Berggren wondered if anyone from the board has been in the building. Mr. Zink replied no. Berggren questioned how long the building has been vacant. Mr. Zink replied that it has been vacant for about a month now.

McKee inquired about the trees that were removed. Mr. Ihde replied that they were a lot of volunteer trees. The property had not been maintained for some time.

Helwig would like to see an estimate of what it would cost to restore the house.

Mr. Zimmer believes that there is loss to the integrity of this house. The exterior appearance may still contribute to the district, but the condition of the interior is questionable to say the least.

Berggren noted that the building is extremely linear and the proposed prairie box is extremely square. It occurs to him that it might look awkward. He urged the applicant to work with Mr. Zimmer.

This application will appear before the Commission for action next month.

**APPLICATION BY AMBER AND BRYCE KINNAMAN FOR A CERTIFICATE OF  
APPROPRIATENESS FOR WORK AT 1320 NORTH 38<sup>TH</sup> STREET IN THE EAST  
CAMPUS NEIGHBORHOOD LANDMARK DISTRICT  
PUBLIC HEARING:**

**April 15, 2004**

Members present: Berggren, Helwig, McKee and Ripley; Francis, Walker and Young absent.

Mr. Zimmer stated that this is an application for a fence. A fence in the rear yard could be done without a certificate. This fence goes along the sideyard of the house. It is the applicant's intention to put a decorative treatment on the top 2 feet. The old trolley line will not be within the fence.

Ripley would like to see an actual design of what the applicant is proposing.

Mr. Zimmer noted that we don't have as much detail as he would like but it is 60 feet back and it is in the back yard. Whatever the applicant does for the top treatment is better than nothing. Ripley would still like to see what is being proposed.

**ACTION:**

**April 15, 2004**

Berggren moved approval of a fence at 4.5 feet high with a decorative portion 1.5 feet above that, decorative portion to be submitted for approval, north/south portion that faces N. 38<sup>th</sup> St., seconded by McKee. Motion for approval carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

**APPLICATION BY JASON ABLES FOR A CERTIFICATE OF APPROPRIATENESS FOR  
WORK AT 301 NORTH 8<sup>TH</sup> STREET IN THE HAYMARKET LANDMARK DISTRICT  
PUBLIC HEARING:**

**April 15, 2004**

Members present: Berggren, Helwig, McKee and Ripley; Francis, Walker and Young absent.

Jason Ables appeared to present the application. This application is to replace the Brazenhead neon sign. They would like a sign that is similar to the Fireworks sign. It is internally lit. It is the same size as the Brazenhead sign, the same box is being used.

Mr. Zimmer noted that the sign guidelines speak to backlit plastic signs. This is a metal case which uses some cutouts and plexi inserted. This is a hybrid sign. The Commission has seen a few of these and it is a judgement call.

McKee wondered about the mounting. He would prefer to use the same mounting. Ripley would agree. Mr. Ables clarified that they are using the same frame and box. They are just changing the face of the sign.

No one else appeared.

**ACTION:**

**April 15, 2004**

Helwig wondered how the acrylic would stand up to UV rays. Mr. Ables replied that it is the same material that was used for the Fireworks sign. The sign can also be repainted or replaced should it fade.

Berggren thinks this is a backlit sign. Mr. Zimmer noted that translucent backlit awnings are banned in the district as well as backlit signs but there is an allowance for opaque awnings with cutouts. This raises a similar question.

Berggren is disappointed. He would like to see a better job being done of signs that are more in character with the date and time period of the area. He would like to see more backlit signs. The Commission needs to work harder for better signs. He is not objecting to the design of the sign, it is how the sign is illuminated. He would like to see the sign externally lit.

Berggren stated that some of his apprehension is that Nebraska Neon should know the sign regulations for the Haymarket District. He would be more inclined toward approval if the sign was lit externally.

Berggren moved approval of the design of the sign with external illumination, lighting to be in consultation with Mr. Zimmer, seconded by Helwig. Motion for approval carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

**DISCUSSION:**

Mr. Zimmer stated that Abby Davis is still working on an oral history for the African American project.

There being no further business, the meeting was adjourned at 2:45 p.m.